088.0	0002	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	733,400 /	733,400
USE VALUE:	733,400 /	733,400
ASSESSED:	733,400 /	733,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LUTT DANA K
Owner 2:	COLLINS HOLLY
Owner 3:	
Street 1:	91 WOODSIDE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JONES PAUL & CAROLYN -
Owner 2:	-
Street 1:	91 WOODSIDE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,146 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1961, having primarily Vinyl Exterior and 1833 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7146.000	289,300		444,100	733,400
Total Card	0.164	289,300		444,100	733,400
Total Parcel	0.164	289,300		444,100	733,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.15 | /Parcel: 400.1

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
55781			11/08/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 088.0-0002-0004.0

!7156!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	289,300	0	7,146.	444,100	733,400	733,400	Year End Roll	12/18/2019
2019	101	FV	222,900	0	7,146.	450,400	673,300	673,300	Year End Roll	1/3/2019
2018	101	FV	222,900	0	7,146.	336,200	559,100	559,100	Year End Roll	12/20/2017
2017	101	FV	222,900	0	7,146.	304,500	527,400	527,400	Year End Roll	1/3/2017
2016	101	FV	222,900	0	7,146.	291,800	514,700	514,700	Year End	1/4/2016
2015	101	FV	213,700	0	7,146.	247,400	461,100	461,100	Year End Roll	12/11/2014
2014	101	FV	213,700	0	7,146.	234,700	448,400	448,400	Year End Roll	12/16/2013
2013	101	FV	213,700	0	7,146.	223,300	437,000	437,000		12/13/2012

PRINT

Date	Time
12/10/20	21:49:51

LAST REV

Date	Time
07/17/19	12:00:51
apro	

USER DEFINED

Prior Id # 1:	55781
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7156

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JONES PAUL & CA	1541-126	1	3/12/2019		763,000	No	No		
	961-135		10/1/1982		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/2010	244	Manual	3,000					REPLACE FRONT DOOR

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	Meas/Inspect	BS	Barbara S
12/2/2008	Meas/Inspect	163	PATRIOT
2/28/2000	Inspected	276	PATRIOT
1/27/2000	Mailer Sent		
1/27/2000	Measured	197	PATRIOT
7/30/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7146		Sq. Ft.	Site		0	70.	0.89	5									444,065						444,100	

Total AC/HA:	0.16405	Total SF/SM:	7146	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	444,065	Spl Credit		Total:	444,100

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.32135546
Const Adj.:	1.00701129
Adj $ / SQ:	179.634
Other Features:	66500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393077
Depreciation:	103772
Depreciated Total:	289305

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

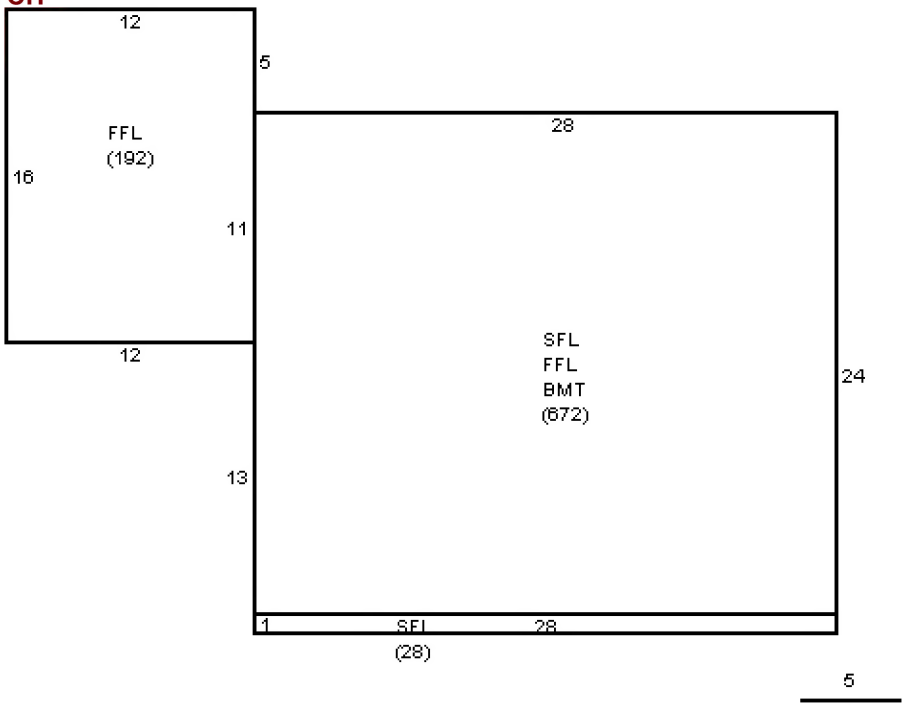
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	179.63
Special Features:	0	Val/Su Net:	129.38
Final Total:	289300	Val/Su SzAd	184.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	864	179.630	155,203
SFL	Second Floor	700	179.630	125,744
BMT	Basement	672	67.900	45,630

Net Sketched Area:		2,236		Total:	326,577
Size Ad	1564	Gross Are	2236	FinArea	1833

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 088.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: